

City of Lynchburg

Tyreeanna/Pleasant Valley Neighborhood Plan

EXECUTIVE SUMMARY



July 8, 2003

Department of Community Planning & Development



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For further information about the City of Lynchburg's Tyreeanna/Pleasant Valley Neighborhood Plan, please visit the City of Lynchburg's website at: **www.lynchburgva.gov**

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EXECUTIVE SUMMARY

A Neighborhood Plan for Tyreeanna/Pleasant Valley

Introduction

The Tyreeanna/Pleasant Valley Neighborhood Plan was adopted by the City Council on July 8, 2003. The neighborhood plan has been prepared within the context of the *City of Lynchburg Comprehensive Plan: 2002-2020* (the “Comprehensive Plan”) and reflects the vision, goals, objectives, and strategies presented in the Comprehensive Plan.

Preparation of this neighborhood plan is an opportunity to address a smaller area of the City in greater detail, with the participation of area residents and business owners. In preparing this Plan, the City addressed neighborhood needs and issues from the perspective of both the property owners, residents, and business people in the neighborhood and the City as a whole. The City strives to balance both neighborhood and citywide needs, while taking into account the availability of City staff and funding.

This plan is simply a concept for the neighborhood; it is not a commitment by the City to provide the services and facilities described in the plan. Actually achieving the goals stated in the plan depends on a number of factors, including the availability of funds, the City’s other needs, actions taken by state officials, and many other factors.

The plan recommends future land uses and includes a series of goals, objectives, and strategies designed to guide development of the neighborhood according to the desired land use pattern over the next 20 years. These land uses are described in the text of the plan and illustrated on the Tyreeanna/Pleasant Valley Future Land Use Map.

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Major Issues Facing Tyreeanna/Pleasant Valley and the City

The City and the neighborhood face several major issues, among them:

- The impacts of incompatible land uses on the neighborhood.
- The potential for new infill housing once the current City landfill is closed.
- The significant increase in traffic that will result from the opening of the Madison Heights Bypass, James River bridge, and interchange in 2005-2006.
- The potential to attract commercial development to this area to serve the increased traffic on Route 29/460, neighborhood residents, and the surrounding counties.
- The section of existing Route 460 between the merge with the new Route 460 and the Campbell Avenue/Route 501 interchange is now only partially controlled access, rather than the limited access that characterizes the eight miles of freeway/expressway south and north of this stretch of Route 460. This shift in level of access raises serious safety concerns.
- The City prefers, for economic development reasons, the "western" alignment of the proposed Lynchburg Bypass.
- The closure of the City's existing landfill in approximately 2014 offers an opportunity to provide the City and the neighborhood with a major park and/or recreational facility.
- The City's new landfill is planned to open in 2014 across Concord Turnpike from the current landfill. The interval between 2003 and 2014 allows sufficient time to plan for a landfill that will be sited and operated to minimize impacts on the neighborhood. It also gives sufficient time for the City to decide if another waste management technology and/or location is preferable to landfilling at this planned location.
- The City's wastewater treatment plant is also located on the border of the neighborhood. Sludge from the plant is landfilled, contributing to the odor present in the neighborhood. The City can use the time prior to closure of its current landfill to investigate alternative methods of sludge disposal.
- The lack of sewer service in portions of the neighborhood means that most new development is constrained and existing homes or businesses with failing drainfields do not have the alternative of connection to the sewer system. This lack has an impact on both neighborhood revitalization and economic development.
- The City has three opportunities to create attractive gateways to welcome travelers to the City, as well as to encourage development of commercial areas to serve these travelers.
- Residents of the neighborhood, as in other City neighborhoods, will need to play an active role in implementation of this plan.

During preparation of this plan, the City worked closely with the Virginia Department of Transportation (VDOT). VDOT hired a consultant, Parsons Brinckerhoff Quade & Douglas, Inc., to prepare an Access/Corridor Management Study for the one-mile section of Route 460 from the merge with the new Route 460 to the Campbell Avenue intersection. The results of this study have been used during preparation of the plan to make decisions relating to access, building setbacks, and both short- and long-term road circulation alternatives.

Goals for the Tyreeanna/Pleasant Valley Neighborhood

The following goals will guide the City and the neighborhood as they address the issues listed above:

Goal 1. Conserve, stabilize, and revitalize the Tyreeanna/Pleasant Valley neighborhood.

Goal 2. Provide the citizens of the Tyreeanna/Pleasant Valley neighborhood with a safe, efficient, effective, and well-planned transportation network to the maximum extent possible in order to enhance economic development and redevelopment opportunities while preserving the integrity and character of the neighborhood and its natural areas.

Goal 3. Provide adequate public facilities and services to support the neighborhood's and the City's long-range planning goals and objectives.

Goal 4. Promote the improvement and revitalization of commercial corridors and districts.

Goal 5. Coordinate the timing of major land use changes in the neighborhood with road and infrastructure improvements and changes.

Goal 6. Enable Tyreeanna/Pleasant Valley neighborhood residents and business owners to participate in implementation of this Neighborhood Plan.

Objectives and strategies designed to implement each of the above goals are given in the plan.

Implementation

The Tyreeanna/Pleasant Valley Neighborhood Plan recommends several actions over the next 20 years. It also suggests that City staff and neighborhood representatives be alert for changes in VDOT's proposed road network, to proposals for new commercial development, and for changes in City facilities, so that the plan can be updated if necessary.

The strategies listed in the chart below are those that are expected to begin during the next five years.

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1. Establish the Neighborhood Plan Implementation Committee (NPIC).		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Planning Commission	<ul style="list-style-type: none"> The objective of this strategy is to include the neighborhood in decisions that will have an impact on the future quality of life in the area. Determine optimum NPIC size and representation spread throughout neighborhood. Invite Neighborhood Plan Steering Committee members to serve. 	<ol style="list-style-type: none"> Determine NPIC size Prepare Bylaws for the NPIC Contact potential members to determine willingness to serve Obtain Planning Commission approval for members and bylaws Appoint members Hold kickoff meeting
2. Rename old Route 460 “Pleasant Valley Boulevard,” in cooperation with Campbell County.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development	<ul style="list-style-type: none"> The initial contact with Campbell County has been made and no opposition indicated to the name change. 	<ol style="list-style-type: none"> Work with appropriate Campbell County official Obtain agreement of VDOT City Council approval
3. Prepare Sewer Master Plan.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Public Works - Utilities Division	<ul style="list-style-type: none"> Incorporate City staff review of draft plan. Consider incorporation of information to assist property owners with failing drainfields. 	<ol style="list-style-type: none"> When draft plan is complete, hold public meeting(s) to inform all affected neighborhoods of the recommendations in the draft plan Planning Commission review and approval City Council review and approval Incorporate sewer master plan recommendations into City CIP
4. Choose and prepare plans to implement post-closure uses for the current City landfill.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Parks & Recreation	<ul style="list-style-type: none"> Include representatives of Tyreeanna/Pleasant Valley on steering committee, as well as representatives of other City neighborhoods. Hold the public meeting in the Tyreeanna/Pleasant Valley neighborhood. 	<ol style="list-style-type: none"> Prepare scope of work for process Select members of citywide committee Investigate possible uses and prepare recommendations in draft plan form Present to NPIC Present draft plan recommendations at public meeting for entire City TRC review Planning Commission approval City Council approval Funding identified; funding requested in CIP, if necessary

Executive Summary**Implementation Strategies (continued)**

5. Amend the City's Zoning Ordinance.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development	<ul style="list-style-type: none"> Place the Scenic Corridor Overlay District over the entire length of Route 460. Incorporate design guidelines from the neighborhood plan into the Zoning Ordinance. City will follow the same process for each amendment. 	<ol style="list-style-type: none"> Draft amendment language Obtain City Attorney's approval of language Public meeting for all affected property owners Prepare application for rezoning TRC reviews and comment Planning Commission approval City Council approval
6. When development is proposed in the Village Center area, City staff should work closely with the NPIC and VDOT on location, access, and related matters.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Economic Development	<ul style="list-style-type: none"> Response to proposed development will be contingent upon type of development and requested location. 	<ol style="list-style-type: none"> Community Planning and Development reviews proposal Project proponent encouraged to locate in Village Center, if they have not Other City departments and NPIC informed about proposal Negotiations, if needed, with developer of proposal TRC review Planning Commission approval City Council approval
7. Ensure neighborhood (NPIC) and City participation in VDOT study of one-mile stretch of Route 460.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Public Works - Traffic Division	<ul style="list-style-type: none"> TIP has been amended to include \$1 million for preliminary design and engineering of improvements to one-mile stretch of Route 460. The objective of this strategy is to encourage inclusion of the City and the neighborhood in process of preparing the recommendations. 	<ol style="list-style-type: none"> VDOT conducts study (may use consultant) City and T/PV neighborhood review and comment on draft proposals for improvements Comments, if any, incorporated into study Next steps: find funding for improvements; prepare final design; public hearing; construction

Executive Summary**Implementation Strategies (continued)**

8. Avoid any new direct access points onto Route 460 and eliminate existing ones whenever the opportunity arises.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Public Works - Traffic Division	<ul style="list-style-type: none"> • Not all access points may be eliminated. • Alternative access will be necessary before existing access points are closed. 	<ol style="list-style-type: none"> 1. Close existing access points identified as unneeded in the Access Management Study 2. When future development proposals are reviewed, consider how access point(s) may be eliminated
9. Ensure that the NPIC is involved in development plans for each of the three gateways in the Tyreeanna/Pleasant Valley area.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Economic Development Public Works - Traffic Division VDOT	<ul style="list-style-type: none"> • Each of these three gateways is different and will require different treatment. 	<ol style="list-style-type: none"> 1. Set up committee of City staff and neighborhood representatives for each gateway 2. Identify all parcels to be included in gateway area 3. Prepare plan 4. Conduct public meeting on plan 5. Planning Commission approval 6. City Council approval 7. Obtain funding
10. Prepare preliminary plans for development of the future landfill.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Public Works - Solid Waste	<ul style="list-style-type: none"> • This strategy assumes that property purchased by the City across Concord Turnpike from the current landfill will be used as the City's next landfill. If another technology and/or a regional facility is chosen, this site may be available for alternative development. • City Council may make a decision about future use of site for the landfill based on determination of the site's usefulness for landfilling and possible alternative sites and/or technologies. 	<ol style="list-style-type: none"> 1. Obtain funding for preliminary engineering and design work 2. Complete engineering and design work 3. Determine if site is suitable and how much waste may be landfilled; calculate life of landfill 4. Prepare draft proposal, including recommendation for or against use of proposed future landfill site 5. City Council decides whether to open and use landfill

Executive Summary**Implementation Strategies (continued)**

11. Investigate alternative technologies for solid waste management that the City could use following closure of the current landfill.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Public Works - Solid Waste	<ul style="list-style-type: none"> The objective of this strategy is to determine whether the City would be better served by an alternative technology for solid waste disposal (other than landfilling). A consultant may be hired to prepare report and recommendations. Implementation process will be contingent on technology recommended. Implementation may involve a regional facility. 	<ol style="list-style-type: none"> Committee appointed to research alternatives or to work with consultant, if used Scope of work developed and approved Alternatives studied and draft report prepared Draft report to Planning Commission and City Council worksessions for discussion Public meeting on draft report and recommendations Final report and recommendations completed Planning Commission approval City Council approval
12. Investigate alternative sites for solid waste management facility.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Public Works - Solid Waste Region 2000 Regional Commission	<ul style="list-style-type: none"> The objective of this strategy is to determine whether an alternative site would be better for the City's landfill and/or alternative waste disposal technology. If the site now selected for the future landfill is not appropriate (determined under Strategy No. 10), it will be necessary to find another site for solid waste disposal. City must decide first whether facility is a city-only one or to serve the region. Site requirements will vary according to waste management technology chosen. Regional facilities will require participation of other localities. 	<ol style="list-style-type: none"> Investigate possible locations in the City Expand investigation to include willing counties Determine acreage and other requirements, including criteria for areas to avoid Use GIS to identify possible locations Approach owners of potential sites Work with affected neighborhoods, if any Acquire site and proceed with development of facility
13. Investigate the potential for a regional solid waste management program.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Public Works - Solid Waste Region 2000 Regional Commission	<ul style="list-style-type: none"> Will require participation of other localities. There will be both costs and benefits to Lynchburg with the use of a regional facility. 	<ol style="list-style-type: none"> Set up committee representing all participating localities Committee identifies facility type (technology), location requirements, and other needs

Executive Summary**Implementation Strategies (continued)**

14. Continue to work towards a long-term road network that will enable free circulation throughout the Tyreeanna/Pleasant Valley neighborhood without using Route 460.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Public Works - Traffic Division	<ul style="list-style-type: none"> Funds need to be identified for design and construction of bridges and interchanges to create this loop network. Evaluate all development proposals in the area for their impact on the long-term road network. If VDOT funding shortage eases, the City should immediately request funds for long-term improvements identified in the neighborhood plan. 	<ol style="list-style-type: none"> City staff monitors Long-Range Transportation Plan and TIP for opportunities to address road network City staff monitors development proposals to identify those with an impact on the road network City staff encourages developers to incorporate portions of the long-term network into their proposals
15. Support selection of the “western route” for the proposed Lynchburg Bypass.		
Responsible City Department	Issues to be Addressed Actions Required	Milestones
Community Planning & Development Economic Development Public Works	<ul style="list-style-type: none"> A decision on the route for this bypass is not likely to be made for at least ten years. The objective of this strategy is to preclude actions on the part of the City and private developers that would stand in the way of selection of the western route. The City also needs to be prepared to undertake in a timely manner any economic studies necessary to show the impact of the choice of alignment on the City. 	<ol style="list-style-type: none"> City staff monitors VDOT’s position on this bypass When VDOT prepares to choose an alignment, the City should request the appropriate feasibility and economic impact analyses, as well as an environmental analysis

Organization of the Neighborhood Plan

The Tyreeanna/Pleasant Valley Neighborhood Plan is divided into six sections:

- 1)** Introduction to the neighborhood and the issues.
- 2)** The goals, objectives, and strategies to guide development of the neighborhood, along with an explanation of where they came from and how they will be used.
- 3)** The current conditions and constraints of the neighborhood, as background for the plan recommendations.
- 4)** The proposed future land uses throughout the neighborhood.
- 5)** Those areas that need special planning because of the changes they are facing, including gateways, the new Route 460, the “Village Center,” the current City landfill, the future City landfill, and Pleasant Valley Boulevard (the “old” Route 460). This section also includes recommended design guidelines.
- 6)** How this neighborhood plan will be implemented, including recommendations for a Neighborhood Plan Implementation Committee.

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